

1st 1740231

2011-012191

Klamath County, Oregon



After recording return to:
First American Title
1225 Crater Lake Ave
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Derek E. Kane and Annie W. Kane
6873 Truax Road
Central Point, OR 97502

File No.: 7161-1740231 (SGS)
Date: July 25, 2011

THIS SPAC



00109468201100121910030038

10/31/2011 10:59:56 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

Albert E. Wampler and Helen M. Wampler, as trustees of the Albert & Helen Wampler Trust, ut November 24, 1992, Grantor, conveys and warrants to **Derek E. Kane and Annie W. Kane, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Township 36 South, Range 7, East of the Willamette Meridian, (West of the Lake)

Section 29: Lot 1

Section 30: Lots 2 thru 11; NE1/4 SW1/4; W1/2 SE1/4; S1/2 NW1/4

Section 31: Lots 4 & 5

Section 32: Lot 12

Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Section 25: NE1/4 NE1/4

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,200,000.00**. (Here comply with requirements of ORS 93.030)

f

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11 day of OCT., 2011.

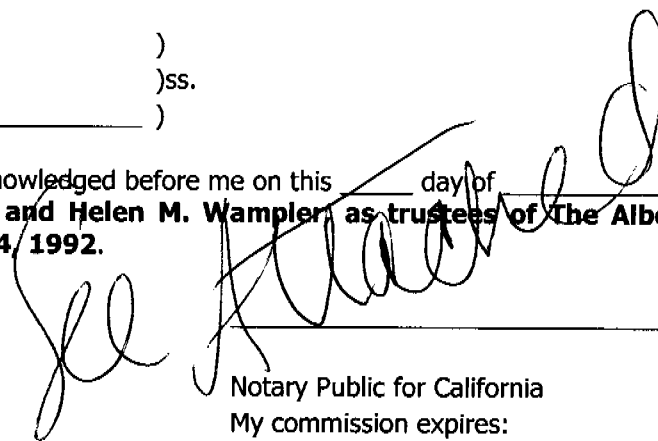
The Albert & Helen Wampler Trust, uta
November 24, 1992

Albert E. Wampler, Trustee
Albert E. Wampler, Trustee

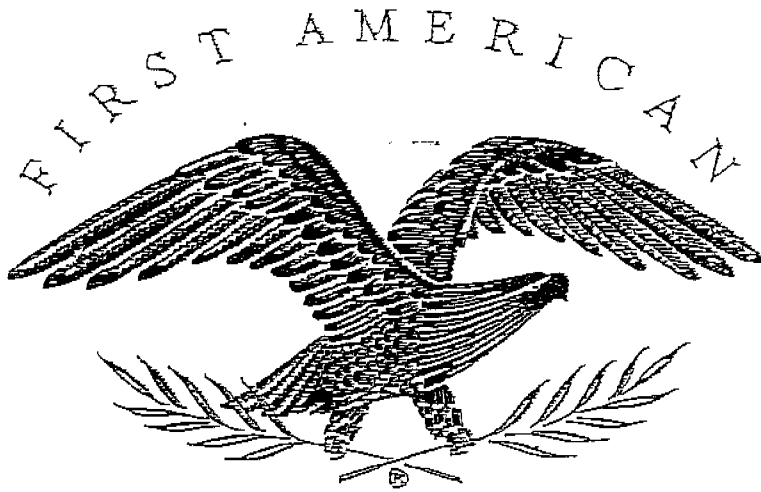
Helen M. Wampler, Trustee
Helen M. Wampler, Trustee

STATE OF California)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Albert E. Wampler and Helen M. Wampler** as trustees of **The Albert & Helen Wampler Trust uta November 24, 1992.**



Notary Public for California
My commission expires:



State of California

County of San Luis Obispo

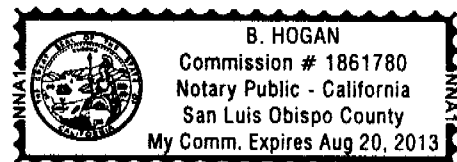
On 10/11/2011, before me, B. Hogan, a Notary Public, personally appeared _____

---Albert E. Wampler and Helen M. Wampler-----

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature _____

B. Hogan

Notary Public Comm. No. 1861780

Commission Expires: Aug. 20, 2013

Warranty deed
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